

DIVISION 9 FINISHES

09900 PAINTING

Part 1 – General

1.1 WORK

- A. Provide everything that is required to complete the work in the **Scope** and as specified herein.
- B. Other related work:
 - **Contractor** shall be responsible for compliance with Department of Housing and Urban Development Lead-Based Paint Regulation [24 CFR Part 35], State of Wisconsin, Department of Health and Family Services Lead-Based Paint Regulations [Chapter HFS 163], and the City of Milwaukee Code of Ordinances, Lead-based Paint Hazard Control Regulations, Chapter 66-47.
 - The **Contractor** shall comply with the lead safe rehab standards as outlined in [Section 01810 Lead Dust Hazards](#) and as listed herein.

1.2 QUALITY STANDARDS

- A. Provide experienced, well-trained workers competent to complete the work as specified.
- B. Provide a certified lead abatement supervisor and certified lead abatement workers to perform any surface preparation work, including but not limited to wet scraping, wet sanding, **HEPA planning**, heat gunning, clean up and debris removal per [Section 01810 Lead Dust Hazards](#).
- C. Unless approved by the **Inspector**, provide all related products and accessories from one manufacturer.
- D. All work shall comply with manufacturer's instructions and governing building and safety codes.
- E. All painting, staining and varnishing shall be to industry standards as outlined in the Painting and Decorating Contractors of America Industry Standards (www.pdca.com/Standards.htm).

1.3 SUBMITTALS

- A. Provide manufacturer's specifications and other data to prove compliance with these **Specifications**.
- B. Paint color samples and stain/varnish samples:
 - Provide color/finish samples to **Owner** for approval.
 - Do not start work until **Owner** has approved color/finish selections in writing (See Appendix A).
 - Provide **Owner's** written color/finish selections to **Agency**.

1.4 PRECONSTRUCTION AND PREPARATION

- A. Examine and verify that job conditions are satisfactory for speedy and acceptable work.
 - Maintain an up-to-date copy of the **Scope** on site.
 - Confirm that there is no conflict between this work and the governing lead-safe rehabilitation rules or [Section 01810 Lead Dust Hazards](#).
 - **Notify the Milwaukee Health Department – Lead Section (414-286-5033) at least one day in advance of starting any work under this section.**
 - Confirm there is no conflict between this work and work of other trades.
 - Confirm that work of other trades that must precede this work has been completed.

PART 2 – MATERIALS

2.1 PAINT AND RELATED MATERIALS

- A. Provide all materials and tools required for the work.
- B. Paint, stain or varnish shall be from a recognized manufacturer or any of the following manufacturers: Benjamin Moore, Cabot's, Deft, Duron, Dutchboy, Glidden, Hallman-Lindsay, Mautz, Minwax, Sherwin Williams, or Thompsons Waterseal.
- C. Product selection and use shall be per manufacturer's recommendations.

2.2 MATERIALS – LIMITATIONS ON USE

A. Undercoats and thinners:

- Undercoat must be from the same manufacturer as finish coat.
- Thinners must be recommended by the paint manufacturer and used only as recommended.
- The undercoat, finish coat and thinner are integrated parts of a total paint finish.

B. Primers:

- Apply primers that are from the same manufacturer as finish coats and per manufacturer's recommendations.
- Do not use alkyd primer on gypsum board.
- Apply primer or sealer to knots and pitch pockets on wood that is to be painted.

2.3 MATERIALS DELIVERY AND STORAGE

A. Delivery:

- All paint materials shall be delivered new, in labeled and unopened containers.
- Material quality shall be as specified on the **Scope** or as specified herein.

B. Storage:

- Have materials delivered in a timely sequence as required to expedite the workflow.
- Store all paint materials in a secure, clean, dry location with ample ventilation.
- Storage areas shall be clean and clear of spilled material, empty containers, rags and scrap.
- Cleaning solutions, solvents or other hazardous solutions shall be securely sealed and stored in a well-ventilated location.

2.4 APPLICATION EQUIPMENT

A. Use painting tools and equipment only as recommended by the paint manufacturer.

2.5 WORKING CONDITIONS

A. Maintain a proper work environment:

- Clean, dry, well ventilated work area.
- Free of airborne construction dust.
- Well lighted
- Within temperature range required by paint manufacturer.
- Keep humidity low enough to prevent moisture condensation on work surfaces.
- Do not apply paint in snow, rain, fog, or when relative humidity exceeds 85%.
- Never apply paint to damp or wet surfaces.

2.6 MATERIALS PREPERATION

A. Handle and mix paint materials strictly according to manufacturers' instructions.

- Maintain paint storage and mix containers clean and free from dirt or paint residue.
- Stir materials as required to produce a completely uniform mix.
- Remove and strain away any paint film.
- Never stir paint film into the mix.

2.7 SURFACE PREPARATION

A. **PRESUMPTION OF LEAD:** For the purposes of these **Specifications**, and unless the building was constructed in 1978 or later, or the building has undergone a Lead-Based Paint Risk Assessment by a properly licensed Lead-based Paint Inspector or Risk Assessor and is certified as being "Lead Free", the City of Milwaukee assumes that all painted surfaces contain lead-based paint. This presumption is made in lieu of a risk assessment. As a result of this presumption each rehabilitation project shall be conducted in a lead-safe manner as outlined in [Section 01810 Lead Dust Hazards](#).

B. Work Preparation:

- Test areas with paint, and match dry paint to approved color sample.
- Remove or protect items attached to work surfaces that are not to be painted.

- After painting in each area, reinstall removed items using workers competent in the related trades.
 - Remove oil and grease with clean cloths.
 - Cleaning must not contaminate adjacent surfaces.
 - Cleaning solvents must meet safety standards of governing building, environmental and safety codes.
 - Cleaned surfaces must be thoroughly dry before painting.
 - Thoroughly clean surfaces of construction droppings or stains.
- C. Preparation of wood surfaces:
- Prepare surfaces according to manufacturer's recommendations.
 - Clean wood of dirt, oil, and any other material that might interfere with painting.
 - Sand bare wood to smooth uniform surface.
 - Fill all nail holes with wood filler material.
 - Do not paint wood having a moisture content of 12% or higher.
 - Measure moisture content of wood with an approved moisture meter.
- D. Preparation of metal surfaces:
- Prepare surfaces according to manufacturer's recommendations.
 - Clean metal of dirt, oil, and any other material that might interfere with painting.
 - Use solvent to start cleaning galvanized surfaces.
 - Treat galvanized surface with phosphoric acid etch.
 - Remove etching solution completely before proceeding.

PART 3 – APPLICATION

3.1 PREPARATION AND COORDINATION

- A. Preparation:
- Remove or fully protect adjacent or related work that might be marred by painting.
 - Coordinate painting with adjacent or related work such as hardware installation, electrical switches, outlets and light fixtures, plumbing fixtures and trim moldings.
- B. Coordination with pre-primed or other materials:
- Touch up any damaged or bare areas prior to application of finish coats.
 - Finish coat materials must be compatible with prime coats.
 - Do not allow paint gaps or overlaps at edges of hardware, fixtures, or trim.

3.2 PAINT APPLICATION

- A. Mix and apply coats as per manufacturer's instructions:
- Apply coats in the proper thickness.
 - Allow the appropriate curing time between coats.
 - Apply the correct number of coats.
 - Apply paint to thoroughly cover undercoat.
 - Do not allow runs, lumps, droplets, lap marks, brush marks or streaks.
- B. Drying, brushing, and spraying:
- Allow drying time between coats as instructed by manufacturer.
 - Work and smooth out brush strokes onto surface in an even film.
 - Where spraying, apply each coat to provide the hiding equivalent of brush coats.
 - Do not double back with spray equipment to build up film thickness of two coats in one pass.
- C. Doors, windows, cabinets, other moveable items:
- Do not paint over joints or seams that would prevent the free movement of window sashes, storm windows, doors, cabinet doors or drawers, scuttle panels, etc.
 - **Contractor** shall test each painted item for free movement after finish is completely dry.

3.3 PAINTING AND CLEANING SPECIAL SURFACES

- A. Exposed mechanical items:
- Paint registers, panels, access doors, ducts, etc. to match adjacent surfaces.
 - Paint backsides of access panels to match exposed sides.
 - Radiators, apply two coats of heat-resistant paint.

- B. Cleaning and prime coats on metal:
 - Wash metal with approved solvent.
 - Add prime coat followed by two coats of alkyd enamel.
- C. Hardware
 - Paint prime-coat hardware to match adjacent surfaces.
 - Allow no paint to come in contact with hardware that is not to be painted.
- D. Damp spaces:
 - In shower or toilet rooms and other damp rooms add approved fungicide to paints.

3.4 CLEANING AND EXTRA STOCK

- A. Protection and cleaning:
 - Maintain thorough dust and dirt control throughout the painting process.
 - Thoroughly protect all surfaces that won't be painted with clean drop cloths, masking tape, etc.
 - Immediately clean any spilled, splattered, or smeared materials.
 - Do not allow spilled materials to be tracked in a work area or to other areas.
 - Do not allow paint to dry in cans that are being used or on applicators.
- B. Upon completion of painting work, deliver to the **Owner**:
 - Extra stock of 10% or more of each color, type, and gloss of paint used in the work.
 - Tightly seal and clearly label each container with notes on contents and location used.

3.5 INSPECTION, TOUCH UP AND REPAIRS

- A. After finishing coats are dry, inspect all surfaces and make all necessary repairs.
 - Unacceptable work includes runs, drips, spotting, incomplete coverage, globs, etc.
 - Remove and replace or repaint any finish or paint not in compliance with the **Scope** or the **Specifications** herein.
 - Remove and refinish, or repaint any finish colors that are other than what was approved by **Owner** in writing.
 - **Contractor** shall remove, refinish, or repaint work not in compliance with these **Specifications** at **Contractor's** expense.
 - Repair the finish or paint to any moveable items such as window sashes, storm windows, doors, cabinet doors and drawers, scuttles, etc. that do not operate freely.

END OF SECTION – 09900 PAINTING